



COLLEGE LANE,
MASHAM, HG4 4HE
Offers Over £500,000

4 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

College House is a magnificent historical Grade II listed Prebendal Manor Hall which is believed to date back to 1158. The Hall was visited by Cardinal Wolsey during the medieval period along with important church dignitaries, who were wined, dined and lodged on progresses to the North of the country. In the 13th century the upper chamber was raised to two storeys and became the seat of the ecclesiastical court for the area and was known as the Peculiar Court of Masham. The property has been restored to its former glory with many of the original features retained, including a medieval arch, exposed roof trusses and Romanesque arched windows. College House is situated off College Lane, in a central location near the market square. The property is offered chain free and briefly comprises: Large open plan lounge/kitchen with solid wooden floor, high specification fitted units, wood burning stove, open staircase leading to first floor, separate wc, utility room with access to the rear of the property, snug with open fire and access to the cellar and a separate staircase leading to the study, drawing room with open fire and exposed roof trusses, three double bedrooms, one with en-suite shower room, house bathroom, mezzanine level master bedroom with en-suite bathroom including a separate shower room with double sink. The property has gas central heating and an enclosed front garden.

Masham is a picturesque market town with a range of shops, restaurants, cafes, school, church, two breweries and is a fantastic location for exploring the Yorkshire Dales and the many tourist attractions nearby. The A1(M) is approximately 7 miles, providing links to Leeds, York, Newcastle and access onto the A19, for links to Teeside. The towns of Richmond, Bedale, Leyburn, Northallerton, Thirsk and the Cathedral City of Ripon are all within easy reach. With regular trains from Northallerton and Thirsk stations for direct access into Kings Cross.

GROUND FLOOR

OPEN PLAN LOUNGE/KITCHEN 8.76m x 5.85m (28'8" x 19'2")

Window to front and side elevations, wood burn stove, solid oak staircase with glass side panel, exposed beams and solid wooden floor. Access to wc and medieval arch to snug and utility room.

KITCHEN AREA

Fitted with a range of bespoke high quality wall and base units with work surfaces over, 1.5 bowl sink unit, built-in electric oven with extractor hood. Integrated microwave, integrated dishwasher, breakfast bar, solid wooden floor and window to front elevation.

UTILITY ROOM 2.34m x 1.53m (7'8" x 5'0")

Comprising wall and base units with work surfaces over, exposed beams, storage cupboard, rear access door and window to side elevation.

SNUG 3.67m x 3.03m (12'0" x 9'11")

Window to front elevation, exposed beams, open fire, access to cellar and study and solid wooden floor.

FIRST FLOOR

STUDY 3.69m x 3.13m (12'1" x 10'3")

Accessed from a separate staircase leading from the snug with exposed beams and windows to front elevation.

DRAWING ROOM 5.80m x 4.96m (19'0" x 16'3")

Window to front and side elevations, original stone window, exposed stone walls, open fire, solid wooden floor, exposed beams and access to mezzanine level via a solid oak staircase.

BEDROOM TWO 3.72m x 3.51m (12'2" x 11'6")

Window to front and side elevations, fitted wardrobe and central heating radiator. Exposed stone arch and exposed beams.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising walk-in shower cubicle, wash hand basin set in and low level wc.

BEDROOM THREE 3.54m x 2.85m (11'7" x 9'4")

Window to side elevation, exposed stone wall, fitted wardrobes, exposed window beam and central heating radiator.

BEDROOM FOUR 3.56m x 3.41m (11'8" x 11'2")

Window to side elevation, fitted wardrobes, exposed stone wall and internal window, central heating radiator.

BATHROOM

Fitted with a white four piece suite comprising panelled bath, step-in shower cubicle, wash and basin set in vanity unit and low level wc. Tiled walls and skylight.

SECOND FLOOR / MEZZANINE LEVEL

MASTER BEDROOM 3.54m x 3.28m (11'7" x 10'9")

Comprising fitted wardrobes, view down onto the drawing room, exposed beams and access to en-suite.

EN-SUITE BATHROOM

Fitted with a white four piece suite comprising step-in shower cubicle with Rainhead shower, freestanding bath, double sink unit and low level wc. Exposed beams and underfloor heating.

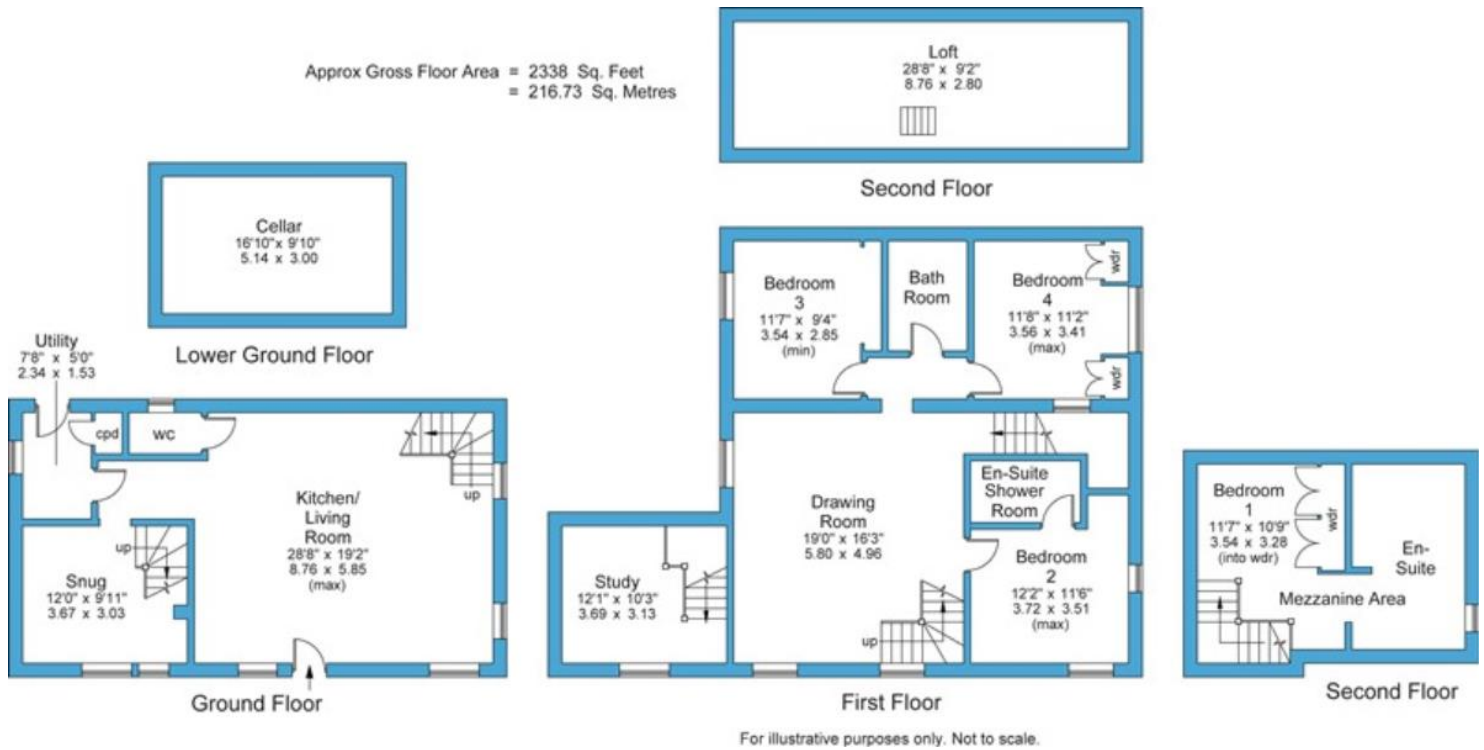
CELLAR 5.14m x 3.00m (16'10" x 9'10")

LOFT 8.76m x 2.80m (28'8" x 9'2")

OUTSIDE

The front garden is laid mainly to lawn with off-street parking and walled boundaries.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D			(55-68) D		69
(39-54) E	54		(39-54) E	47	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

Please note that images used are from prior to the current tenancy.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.